

AVAILABLE FOR SALE &amp; LEASE

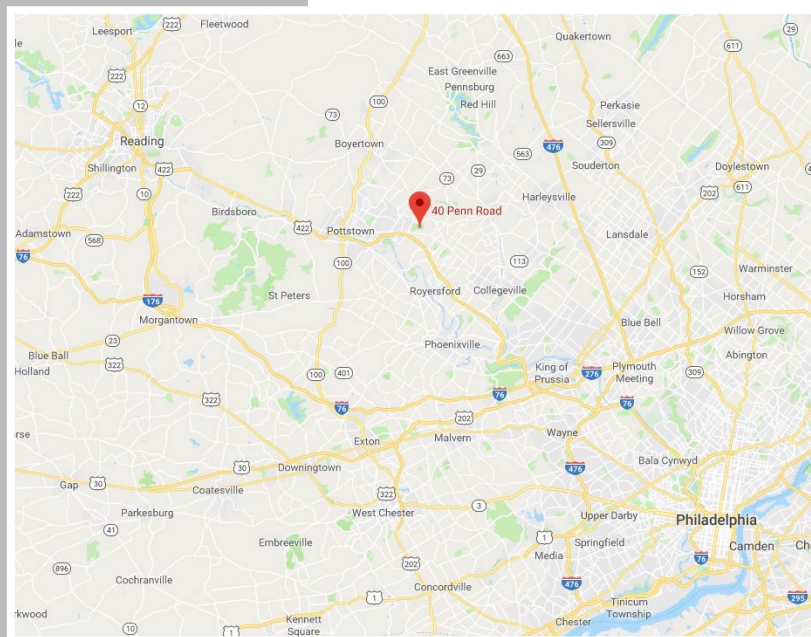
40 Penn Rd. | Limerick | Montgomery County, PA

**25,200 SF INDUSTRIAL SPACE**

REALTORS

**TORNETTA****ttc****25,000 SF of Office Light Industrial Space**

*Flex building with drive-in and tailgate loading sitting on 5.35 acres. Property is fenced and gated, with ample parking and a stoned yard area. Neighbored by 126 Industrial Parkway 15,050 SF.*

**Contact:****Michael Mulroy****mmulroy@tornetta.com****610-279-4000**

- ttc** Lot Size: 5.35 Acres
- ttc** Masonry / Metal building
- ttc** Minutes from major roads
- ttc** 21 parking spaces, plus additional truck parking
- ttc** NNN Lease
- ttc** Zoned: OLI

**TORNETTA**  
**REALTY CORP.**


910 Germantown Pike, Plymouth Meeting, PA 19462

610-279-4000 / FAX: 610-275-6787

**www.TORNETTA.com**

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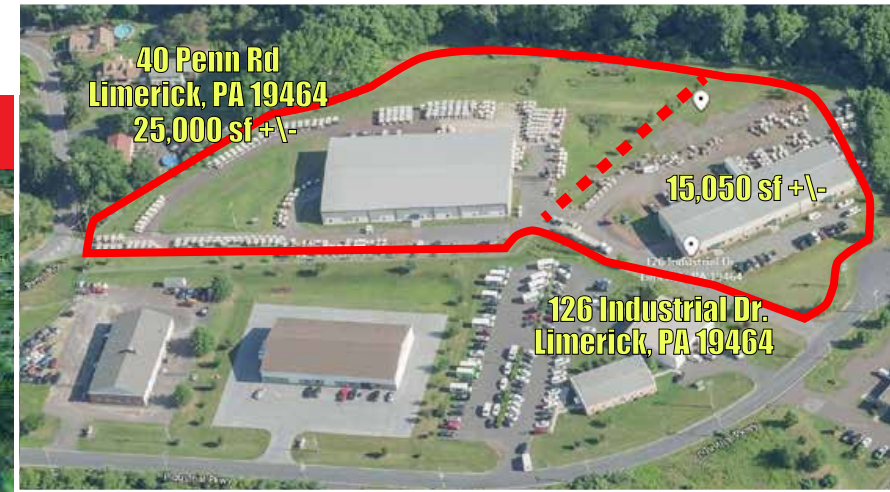
# LIMERICK INDUSTRIAL SPACE | FOR SALE OR LEASE

Industrial Parkway | Limerick | Montgomery County, PA

## 15,050 + 25,020 SF INDUSTRIAL SPACE

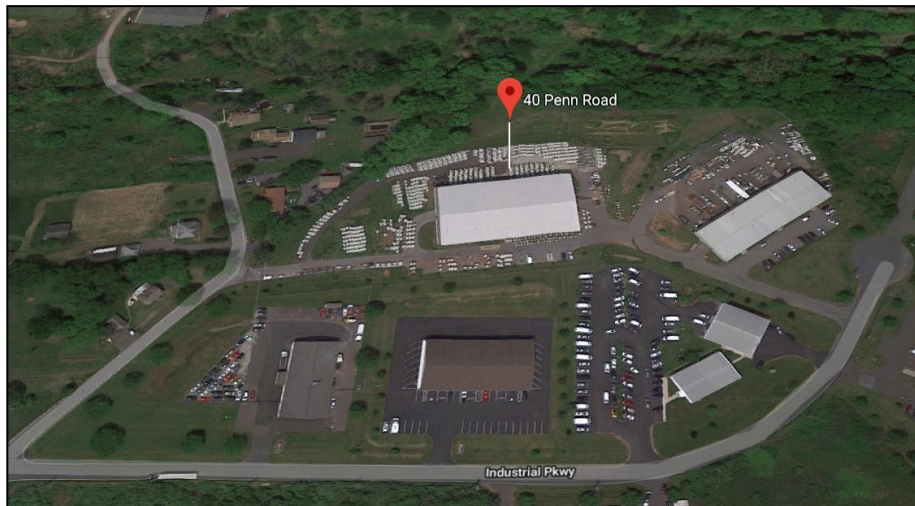
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# *Industrial Property for Lease*



<b>Location:</b>	40 Penn Road Limerick Township Montgomery County, PA
<b>Bldg. Size:</b>	25,200 s.f.
<b>Lot Size:</b>	5.35 acres
<b>Zoned:</b>	OLI (Office Light Industrial)
<b>Real Estate Taxes:</b>	\$26,185.00
<b>Assessment:</b>	\$810,830.00
<b>Construction:</b>	Masonry/Metal
<b>Parcel No.:</b>	370003408002
<b>Parking:</b>	21 spaces, plus available truck parking
<b>Description:</b>	Asking \$7.50/S.F., NNN. Flex building with drive-in and tailgate loading on 5.3 acres. Property is fenced and gated, with ample stoned yard area. Close to major roads. Also available for sale, asking \$2,500,000.00.

**For additional information, please contact:**

**Michael Mulroy**  
**TORNETTA**  
REALTY CORP.



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